

MADISON COUNTY PLANNING BOARD

To: Commissioners
From: Charity Fechter, Planning Director
Date: September 3, 2014

Subject: Planning Board Summary – August 25, 2014

The joint meeting was called to order at 6:00 p.m. by President Meehan, with 10 members and 3 commissioners in attendance. Mike DuCuennois and Justin Houser were also in attendance.

JOINT MEETING (6 to 7:10 p.m.)

- **Development Coordinator**
 - The question on proceeding is how to finance the position. It would be educational, not regulatory, in nature. The Planning Board needs to know it is supported, per the discussion during the streamside setback, before funding is sought.
 - **Code of the New West**
 - A section on historic/cultural preservation and streamside guidelines will be worked into the revised version.
 - **Staffing/Planner I**
 - The Commissioners explained the Planner I was not budgeted as no individual raises were granted and the position was not on the salary schedule.
 - The Board felt this was not a raise but a promotion to match the duties actually performed.
 - The Planning Board will work on a workload history for the commissioners.
 - **Capital Improvement Plan**
 - The update is overdue. It will probably start in October. The projects completed since the last update will be addressed, such as bridges, airport improvements, and the new annex building.
 - **Big Sky**
 - The Big Sky community doesn't know what going on in the rest of the county or by the commissioners. The public raised the possibility of a presence there to address county services such as licensing/registration, planning, meeting with the commissioner, etc.
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PLANNING BOARD MEETING (start 7:25 p.m.)

- **Golf Course Villas and Master Plan Update (YMC)** – to create a condominium tract of 14.5 acres for 1 commercial condominium (Clubhouse), 23 rental pool guest accommodation condos in 4 four-plexes and 7 residential units in the clubhouse.
 - Includes an update to the ODP, to address the locations for the 100 rental units. Rental units are restricted to use by owners – not available for general public.
 - The building footprints are relatively small.
 - One wildlife study covering Boyne, Spanish Peaks, Moonlight and YMC areas would not be as useful as thought because of the different development types.
 - The long cul-de-sac mentioned in the materials will not be necessary as it will be removed and the plan engineered differently.

- **American Spirit Phase 3 and Master Plan Update (YMC)** – 3rd phase of a PUD. Will create 6 residential tracts, 2 condominium tracts for 16 guest accommodations, and 2 commercial tracts for the Rainbow Lodge and a maintenance facility. The guest accommodations will replace the existing cabins; they will be part of the 100 unit rental pool.
 - This is the last phase of the American Spirit project.
 - A site plan is scheduled for noon on September 24 at YMC (for both projects).
- **Madison County Emergency Management Update (Chris Mumme)**
 - A report on the DES activities for the past year and the planned activities for the near term were presented.
 - A grant was prepared to update the Pre-Disaster Mitigation Plan, for Madison and Beaverhead Counties.
 - Other projects worked on include: pre-construction safety review; Jack Creek ingress/egress; wildland urban interface fuel reduction; mapping fire district boundaries;
- **Subdivision Regulations**
 - Definitions: Members will continue to read through the updated definitions and email comments to staff.
 - Forms: Modifications to the pre-application, preliminary plat and final plat checklists were discussed. They cannot be finalized until the subdivision regulations are close to final.
 - Model subdivision regulations: The discussion focused on waiting for the model regulations.
- **Development Coordinator**
 - Consider adding the pre-construction safety review to the position. Move forward with funding search.
- **Planning Board Member Reports**
 - Kate Arpin– Reported this would be her last meeting as she is resigning from the Board.
 - Darlene Tussing – reported there is a Bike-Walk Montana Poker Run event on September 20 in Jeffers.
 - Kathy Looney – People in Pony have concerns about the Future West railing reclamation project as it seems more loads are being hauled than they were told there would be.

The meeting adjourned at 9:30 p.m.